

Note: The following case(s) is/are included in this ad.
Click on the process number or applicant's name to go directly to the ad.

Process No.	Applicant Name
<u>03-205</u>	<u>FMV FAMILY LTD. PARTNERSHIP</u>
<u>04-030</u>	<u>GOULDS L. L. C.</u>
<u>04-166</u>	<u>SHOMA DEVELOPMENT CORP.</u>

THE FOLLOWING HEARING WAS DEFERRED FROM COMMUNITY ZONING APPEALS BOARD #14 ON 5/11/04 TO THIS DATE:

HEARING NO. 04-3-CZ14-1 (03-205)

13-56-39
Council Area 15
Comm. Dist. 9

APPLICANT: FMV FAMILY LTD. PARTNERSHIP

- (1) RU-1 to BU-1A
- (2) Applicant is requesting to permit parking spaces on a gravel surface (hard surface required).
- (3) Applicant is requesting to permit a right-of-way with 15' of dedication on the east side of S.W. 124 Avenue (25' required).
- (4) Applicant is requesting to waive the required 70' right-of-way dedication for half-section lines, to permit a right-of-way with 25' of dedication for the south side of S.W. 224th Street (35' required).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 - #4 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Proposed Site for Restaurant," as prepared by Tri-County Engineering, Inc., dated received November 4, 2003. Plans may be modified at public hearing.

SUBJECT PROPERTY: Beginning at the Northwest corner of the NW¼ of the NE¼ of the SW¼; thence run east 236.5'; thence south 162'; thence west 236.5'; thence north 162' to the Point of beginning in Section 13, Township 56 South, Range 39 East, less the north 15' thereof.

LOCATION: The Southeast corner of S.W. 124 Avenue and S.W. 224 Street; A/K/A: 12380 S.W. 224 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.8 Acre

RU-1 (Single Family Residential)
BU-1A (Business – Limited)

HEARING NO. 04-9-CZ15-1 (04-30)

18-56-40
Council Area 15
Comm. Dist. 8

APPLICANT: GOULDS L. L. C.

AU to RU-1M(a)

SUBJECT PROPERTY: The north 110' of the east 396' of the north $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ in Section 18, Township 56 South, Range 40 East.

LOCATION: 11000 S.W. 224 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1 Acre

AU (Agricultural – Residential)

RU-1M(a) (Modified Single Family 5,000 sq. ft. net)

APPLICANT: SHOMA DEVELOPMENT CORP.

MODIFICATION of Paragraph I CONSTRUCTION OF A PRIMARY LEARNING CENTER ("PLC") Subsection 6 of a Declaration of Restrictive Covenants recorded in Official Record Book 16918 at Pages 4446 – 4473 and reading as follows:

FROM: "I.6. Construction of the PLC shall begin prior to the Owner obtaining a building permit for the 100th residential dwelling unit or within three years from the date of issuance of the first building permit for the construction of a residential dwelling unit within the Property, whichever occurs earlier. Owners shall file a bond or other form of security, in a form acceptable to the School Board ("Surety") in the amount of \$1,500,000.00 prior to the issuance of the first building permit for a residential dwelling unit, which Surety is to guarantee the construction of the PLC with said Surety amount constituting the estimated cost of construction of the PLC. The PLC must be completed and receive approval, in writing, from the School Board for its occupancy prior to the Owner obtaining a certificate of completion for the 199th residential dwelling unit of the development or within twelve months of commencement of construction of the PLC, whichever occurs earlier. Owner will provide to the Building and Zoning Department a copy of said approval of the PLC prior to applying for the building permit for the 200th residential dwelling unit of the development or within twelve months of commencement of construction of the PLC, whichever occurs earlier."

TO: "I.6. Construction of the PLC shall begin prior to the Owner obtaining a building permit for the 100th residential dwelling unit or within three years from the date of issuance of the first building permit for the construction of a residential dwelling unit within the Property, whichever occurs earlier. Owners shall file a bond or other form of security, in a form acceptable to the School Board ("Surety") in the amount of \$1,500,000.00 prior to the issuance of the first building permit for a residential dwelling unit, which Surety is to guarantee the construction of the PLC with said Surety amount constituting the estimated cost of construction of the PLC. Owner shall increase the Surety to \$2,200,000.00 plus 10%, prior to the issuance of the 75th building permit. Owner may not obtain more than 300 certificates of occupancy for residential dwelling units prior to January 1, 2005. Owner may not obtain more than 375 certificates of occupancy for residential dwelling units prior to June 1, 2005. The PLC must be completed and receive approval, in writing, from the School Board for its occupancy prior to the Owner obtaining a certificate of occupancy for more than 400 residential dwelling units. Owner will provide to the Departments of Planning and Zoning and Building a copy of said approval of the PLC prior to applying for more than 400 certificates of occupancy."

CONTINUED ON PAGE TWO

HEARING NO. 04-9-CZ15-2 (04-166)

2 & 3-56-40
Council Area 15
Comm. Dist. 8

APPLICANT: SHOMA DEVELOPMENT CORP.

PAGE TWO

The purpose of the request is to allow the applicant to obtain additional building permits and certificates of occupancy prior to the final construction of the school site and to increase the surety amount.

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(7) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing).

SUBJECT PROPERTY: All of RESIDENCES OF OLD CUTLER POINTE, Plat book 160, Page 39.

LOCATION: The Northeast corner of Old Cutler Road and S.W. 196 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 275.691 Acres

PRESENT ZONING: RU-1 (Single Family Residential)
EU-M (Estates Modified 1 Family 15,000 sq. ft. net)
GU (Interim)